



Date September 29, 2025

**RESCISSION OF NEIGHBORHOOD COMMERCIAL REVITALIZATION (NCR) PROGRAM  
AWARD TO DDX WORLDWIDE CARGO FOR PROPOSED PROJECT AT 1940 EASTON  
BOULEVARD**

**WHEREAS**, the City Manager and Office of Economic Development have identified a need to promote reinvestment in existing commercial buildings, primarily in neighborhood commercial nodes and corridors across the City of Des Moines, to assist with the stabilization of said buildings and improvement of commercial property values and to replace and expand the City's previous commercial façade grant program; and

**WHEREAS**, on November 23, 2020, by Roll Call No. 20-1894, the City Council approved the Neighborhood Commercial Revitalization (NCR) Program and Program policy, to be administered by the Office of Economic Development, to provide financial assistance pursuant to Iowa Code Chapter 15A as well as urban renewal financing (Iowa Code Chapter 403) where applicable, to property owners and tenants, investors, private entities, non-profit organizations, and other qualified developers for projects involving façade renovations, exterior site improvements, building stabilization, roof repair, installation of fat, oil, grease (FOG) interceptors, installation of energy-efficient HVAC systems, fire sprinkler systems, electrical updates, and plumbing updates, for commercial properties in the City of Des Moines; and

**WHEREAS**, on October 7, 2024, the City Council approved grant funding for round four of the NCR Program in an amount not to exceed \$300,000.00; and

**WHEREAS**, pursuant to said Roll Call and the NCR Program policy, the City's Office of Economic Development received 15 eligible applications for the fourth round ("Round 4") of NCR Program funding in February 2025, and thereafter the Program selection committee, comprised of staff from various City Departments, used the Program scoring criteria to competitively score all applications received and compiled a recommendation for approval of five projects and funding amounts based on scoring and in accordance with the Council-approved NCR Program policy and the Program implementation guidelines, including but not limited to reimbursement eligibility requirements and capacity of the applicant to undertake the proposed project; and

**WHEREAS**, among other recipients, the NCR Program selection committee recommended an NCR Program award to DDX Worldwide Cargo (Juan Guaman) - 1940 Easton Blvd - \$115,000 and Council made such award on April 7, 2025 by Roll Call No. 25-0505; and

**WHEREAS**, the NCR program's policies and guidelines require that properties receiving funding must be in compliance with Des Moines Municipal Code; and

**WHEREAS**, since the time of the award announcement, this property has not signed required program participation agreements, has ceased to make progress on the proposed renovation project, and has seen an accrual of enforcement actions by the City due to its vacancy and susceptibility to break-ins.



**Roll Call Number**

25-1301

**Agenda Item Number**

44

**Date** September 29, 2025

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Des Moines, Iowa, as follows:

1. The NCR Program Round 4 funding for DDX Worldwide Cargo (Juan Guaman) for the proposed project at 1940 Easton Blvd. is hereby rescinded.
2. The Development Services Director or his designee is hereby directed and authorized to notify DDX Worldwide Cargo (Juan Guaman) of the rescission of the award, and, in consultation with the City Manager and City Attorney or their designees to take all other action required to rescind this award.

(Council Communication No. 25-368)

Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MADELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

### CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Connie Breen

Mayor

Laura Baumgartner

City Clerk